

PLANNING BOARD MINUTES

MAY 18, 2015

pCall The Meeting to Order

Vice Chairman Stephen Johnson called the meeting to order at 7:00 P.M. in the Town Hall Auditorium. Present at the meeting were, Nancy Reed, Vincent Fratalia, Keith Anderson, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Robert Fowler was not in attendance.

(A) Approval of Minutes – April 6, 2015 and April 27, 2015

MOTION - Mr. Anderson made a motion to table the approval of the minutes until there is a full board. The motion was seconded by Mr. Fratalia and unanimously voted 4-0.

(B) Committee Reports/Administrative Actions

(B1) Master Plan

Mr. Sadwick stated that he received comments from one member of the Board which he will share. If any one else has comments please get them to him as soon as possible.

(B2) Committee Reports

Mr. Fratalia stated that the Green Committee met last week. Mr. Fratalia stated that they are having an issue with getting a quorum for these meetings.

(C) Victor Drive, Marc Ginsburg & Sons Site Plan Special Permit/Special Permit

MOTION - Mrs. Reed made a motion to waive the reading of the public hearing notice. The motion was seconded by Mr. Anderson and unanimously voted 4-0.

Mr. Anderson stated that he has filed a disclosure with the Town Clerk. He has done work for the applicant in the past year but he has no financial interest in this project.

Jim Hanley, Marc Ginsburg, and Dick Cuoco appeared for the Site Plan Special Permit/Special Permit for Victor Drive. Mr. Cuoco stated that since there is one member missing and they are still waiting on the final peer review, they will just give a quick overview of the project.

Mr. Hanley stated that they have been working on this project for 9 months. They have hired a traffic consultant, environmental consultant, hydrologic engineer and have met with IDR groups three times. They have met with the residents of Carter Green twice. They will be going before Conservation Commission in two weeks. DEP will also review this project as well as DOT. Mr. Hanley stated that this project consists of 38 acres, with 1,000' of frontage. This is very flat land and has great access to the existing infrastructure. There will be site lighting and underground utilities. They are working with the Town on water and sewer to the site. They are applying for a Special Permit under the CVOD. They are proposing 192 apartments with 4 48-unit apartment buildings. They will be 5 stories high. There will be 41 parking spaces below the buildings and four stand alone garages. The CVOD requires 2.5 parking spaces per unit, and they have 2 per unit so they will be requesting a waiver. Mr. Hanley stated that this project will have amenities such as a rental office on site near Victor Drive, a 3,500 SF club house, pool, picnic area, play ground, dog park and maintenance building. The dog park will be approximately ¼ acre with a waste facility. There will be a refuse center, a walking trail of stone dust or pavement. They will also widen the existing sidewalk and provide a paved bike trail to Livingston Street.

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Mr. Hanley stated that the buildings are beautiful and are set back. Mr. Cuoco stated that we will have all the experts here for the next meeting.

Mrs. Reed stated that she is concerned with traffic at the intersection of Main/Victor.

Mr. Fratalia stated that there are still a lot of open issues that need to be addressed. Mr. Fratalia asked if the dog park is for residents only. Mr. Hanley replied yes. Mr. Fratalia asked how wide will the sidewalks be. Mr. Hanley stated that they will be 8'-10' wide which will help the school. Mr. Fratalia asked if solar has been considered. Mr. Ginsburg stated that he may consider a roof top installation.

Mr. Anderson asked if there will be infrastructure changes such as widening at the intersection of Victor Drive and Main Street. Mr. Hanley stated that this is a phased project and there may be intersection changes with the commercial portion. Mr. Anderson asked if the timing of the signals on Main Street will be looked at. Mr. Cuoco stated that Mass DOT will look at the timing of the lights. Mr. Anderson stated that they will be asking for a waiver for the parking requirements. Mr. Cuoco replied yes. Mr. Hanley stated that the reserve parking will be built into the plan. Mr. Anderson asked if there will be ventilation with the underground parking. Mr. Cuoco replied yes and it will be fire protected. Mr. Anderson stated that the peak traffic times doesn't seem to conflict with the school. Mr. Anderson asked if the walking trails and bike path will be open to the public. Mr. Ginsburg replied yes and no. The internal paths will be for the residents but the large bike paths will be for the public. Mr. Anderson suggested that they reach out to the Tewksbury State Hospital to extend the bike paths. Mr. Anderson asked if there will be snow storage. Mr. Hanley replied yes, but if the snow gets to a certain level it will be removed off site. Mr. Anderson stated that he spoke with the School Superintendent and the figure of .25 students/unit is accurate because they have had a declining enrollment. Mr. Cuoco stated that they will be meeting with the Board of Selectmen and School Committee. Mr. Anderson asked what will be in the office/storage use. Mr. Ginsburg stated that it will have the rental and management office. Mr. Anderson asked if the road will be maintained privately. Mr. Ginsburg replied yes.

Mr. Johnson stated that he appreciates that the color renderings have been supplied because it helps to envision the project. Mr. Johnson stated that we did discuss three options for the commercial project out front.

Mrs. Reed asked what the breakdown of bedrooms is. Mr. Ginsburg stated that there will be 128 2-bedroom units and 64 1-bedroom units.

Mr. Sadwick stated that a MEPA permit is required for the front project. Mr. Cuoco replied yes.

Mr. Anderson asked if there will be security and if it will be gated. Mr. Ginsburg stated that there will be cameras and card readers on the doors but it will not be gated.

Carol Cote of 10 Patrick Road – Ms. Cote stated that traffic is the main concern. There needs to be signs saying that Patrick Road is a private way. There will be a problem with morning traffic for the school and people leaving the site. She is also concerned with the Sullivan project that was just approved.

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Ken Wagner of 11 Stonebury Way – Mr. Wagner stated that there is so much traffic now and he wants to know what the Town is doing about it. This will add more traffic. Mr. Johnson stated that each project is looked at for traffic impacts. Mr. Sadwick stated that there needs to be a Rt. 38 traffic study. There is \$10-20 million in bond bills for traffic. He and the Town Manager met with Mass DOT to discuss this. Mr. Wagner asked how far out would this study be. Mr. Sadwick replied about 3-5 years out. They will look at the problem areas and availability of using the right of way.

Miriam Kelleher at 1682 Main Street – Ms. Kelleher stated that the sidewalks are deplorable. Mr. Sadwick stated that the sidewalks are the responsibility of the State but they are working with them. Mr. Ginsburg stated that he will take care of the sidewalks up to Ms. Kelleher's property.

Mark Rocha of 34 Victor Drive – Mr. Rocha asked if this is a low income property. Mr. Ginsburg stated that 15% affordability is required and they may ask for waivers. This is not a 40B project. Mr. Sadwick stated that an affordable unit would be defined as 80% of the median income which is \$78,000 - \$80,000, which means a person making \$56,000 a year would qualify.

Joann Wagner of 11 Stonebury Way – Ms. Wagner stated that this project would change the character of Tewksbury. Mr. Anderson stated that he has lived here all his life and the more people that live in Tewksbury means more economic development with small businesses. The town is always changing.

MOTION - Mr. Anderson made a motion to continue the Special Permit and Site Plan Special Permit at Victor Drive until June 8, 2015 at 7:10 PM. The motion was seconded by Mr. Fratalia and unanimously voted 4-0.

Old Business

Mrs. Reed asked what the status of the Wamesit Island project. Mr. Sadwick stated that there were no bids submitted. They will now be submitting to the State's Central Register. Mr. Fratalia asked who have we used before. Mr. Sadwick replied that we have not used landscape before.

New Business

Mr. Fratalia asked if it is possible to reschedule the August 10th meeting to August 3rd. Mr. Sadwick stated that he will check with Mr. Fowler and let the Board know.

Director's Report

Mr. Sadwick stated that Town Counsel will be addressing the letter received from Peter DeGenerro.

Mr. Sadwick stated that an appeal of the Planning Board denial of Woburn Street has been taken. Town Counsel will file an appearance in Court. He suggested going into Executive Session and continue using Town Counsel Zaroulis. This will involve the Building Commissioner and the original appeal.

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Mr. Sadwick stated that he has met with the Building Commissioner and Town Counsel and they believe there are some un-enforceable conditions on the 20 Carter Street Special Permit. We have made modifications during the appeal permit of another permit and perhaps we could meet next Tuesday to discuss possible modifications.

Mrs. Reed stated that perhaps a task force could be created to be pro-active to address the affordable housing. There is CPA money and Town land is available. The Local Housing Partnership has been looking at this also. We are losing ground with the percentage of affordable units and by 2020, we will moving backwards. Mr. Anderson stated that he spoke with the Board of Selectmen and Town Manager about using the well fields for affordable housing. There are well fields on Chandler Street, Poplar Street, Easement Road and Pond Street. Mr. Sadwick stated that there is still money available for consulting to look at the affordable housing. Mr. Fratalia stated that he spoke with the people from Habitat for Humanity and there is a possibility of doing houses for veterans.

Adjournment

MOTION - Mr. Anderson made a motion to adjourn the meeting at 8:15 PM. The motion was seconded by Mr. Fratalia and unanimously voted 4-0.

Approved on: 6/22/15

List of documents for 5/18/15 Agenda

Documents can be located at the Community Development Office

- A. 7:00** Approval of Minutes – April 6, 2015 and April 27, 2015
- B. 7:00** Committee Reports/Administrative Actions
 - 1- Master Plan
 - 2- Committee Reports
- C. 7:00** Victor Drive, Marc Ginsburg & Sons
Site Plan Special Permit/Special Permit
 - Application packet dated April 7, 2015.
 - IDR held 5/5/15:
 - Review 5/4/15 fr TEC: traffic peer review.
 - Memo 5/5/15 fr Police Department.
 - Memo 5/7/15 fr Fire Department.
 - Memo 5/7/15 fr Health Director.
 - Letter 5/11/15 fr GCG Associates.
 - Memo 5/14/15 fr Town Engineer.
 - Letter 5/15/15 fr Ron Muller & Associates re: response to TEC comments

Old Business

New Business

Letter fr Attorney Charles Zaroulis re: Sheridan Lane Bond